

**CITY OF SEQUIM  
PLANNING COMMISSION MINUTES  
SEQUIM CIVIC CENTER  
152 WEST CEDAR STREET  
SEQUIM, WA  
September 1, 2015**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:

Present: Karen Mahalick, Olaf Protze, Barbara Sanford, Bill Sterhan  
Excused: Marc Connelly, Jon Wendt  
Absent: Sita Thompson

2. APPROVAL OF MINUTES: August 18, 2015

**MOTION** to approve minutes of August 18, 2015 moved by Karen Mahalick seconded by Olaf Protze. **Unanimously approved.**

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

4. NEW BUSINESS

5. UNFINISHED BUSINESS

- a. Final Draft 2015 Comprehensive Plan (Public Meeting).
- i. Continue deliberations on goal and policy directions of the Draft Plan
- ii. WADOT comments

Public meeting opened at 6:02.

Hugo gave a brief overview of the status of all chapters. He commented on a letter received from the WSDOT with proposed amendments to the Comp Plan. He gave an overview of their comments.

Hugo provided a handout showing edits made to the Land Use chapter.

LU 3.1.1 Future Land Use Map The clarification makes it clear that there could be uses not specifically identified.

LU 3.2.3 Range of Lot Sizes This section has been changed to show density at 3 to 6 units per gross acre. After much discussion it was suggested the density be identified in net acres. Hugo will see what he can do to get better clarity.

LU 3.4.3 Friendly Houses Mahalick doesn't believe you can mandate friendly houses requiring front porches. She'd like to see this removed altogether. Hugo said a study has been done that shows burglaries dropped 90% with front porches. Hugo said the section will have some qualifications added.

LU 3.4.5 Friendly, Safe Neighborhood Streets A paragraph was added concerning minimizing auto-oriented character in house design and front yard in low density neighborhoods. Parking courts were discussed.

TR 4.3.3 Alleys Alleys aren't mandated if there is an alternative approach.

i. [Continue deliberations on goal and policy directions of the Draft Plan](#)

Chapter 10 - Historic and Cultural Resources Minor edits were made along with a better segway into the Jamestown S'Klallam Tribe Cultural Legacy.

Hugo commented that about 1,200 fliers have been taken from the large signs in the community. He said less than a dozen people have come into the office to talk about it.

Public Comment:

Pam Leonard Ray, 425 N. Sunnyside Avenue, appreciates the time put into the Comp Plan by staff and the Commission. She feels alleys are unsafe to pedestrians in an area where there is a lot of crime. You have to look to the future to see how alleys are patrolled. She doesn't have an alley but across the street there are alleys and they not are safe. It makes her uncomfortable that we are mandating how homes are designed. She previously lived in neighborhoods with porches in unsafe neighborhoods. If we look at nice new neighborhoods we still need to look at what may be 30 years down the road.

Closed public meeting at 7:15 pm.

Hugo said we are hopeful the Commission can come to a recommendation by the end of this month. On 9/14 he will prepare Council for the future deliberation and the process.

He recommends the PC re-read the entire Comp Plan prior to deliberation.

Sterhan suggested there should be a sign for the Safe Room so people know what it is for.

6. DIRECTOR'S REPORT
7. GOOD OF THE ORDER
8. ADJOURNMENT

Respectfully submitted,

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Roberta J. Usselman, MMC  
Deputy City Clerk

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Barbara Sanford  
Vice Chair